

UNINCORPORATED LOS ANGELES COUNTY

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	997,000
Annual Single-Family Units Permitted (1996-98, Avg.):	1,945
Annual Multi-Family Units Permitted (1996-98, Avg.):	1,159
Total Annual Residential Units Permitted (1996-98, Avg.):	3,104

ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input checked="" type="checkbox"/> 1. Planning Department Plan Check Fees	Y	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	Y	<input type="checkbox"/> 15. Local Traffic Mitigation Fees	-
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	Y	<input type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	-
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	Y	<input type="checkbox"/> 17. Fire Service Fees	-
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	Y	<input type="checkbox"/> 18. Police Service Fees	-
<input checked="" type="checkbox"/> 6. Grading Permit Fees	Y	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	Y	<input checked="" type="checkbox"/> 20. School District Fees	N
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	Y	<input type="checkbox"/> 21. School District Mitigation Fees	-
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	Y	<input type="checkbox"/> 22. Community / Capital Facility Fees	-
<input checked="" type="checkbox"/> 10. Electricity / Gas Connection Fees	Y	<input checked="" type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	Y
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	Y	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input type="checkbox"/> 12. Storm Drainage Connection Fees	-	<input type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu-Fees	-
<input checked="" type="checkbox"/> 13. Water Connection Fees	Y	<input type="checkbox"/> 26. Special Assessment District Fees	-

iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	Y
Affordable Housing Fee Waiver	Y
Senior Housing Fee Reduction	Y
Senior Housing Fee Waiver	Y

Fee Types Reduced or Waived: All fees may be reduced or waived by Board of Supervisors' action only.

iv. Use of Mello-Roos in this Jurisdiction:

single-family	< 25%
multi-family	< 25%

v. Nexus Reports

-several reports completed
-Library Fee Study (1999) - library impact fees

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction? Yes

ii. Expected Location of New Subdivision in this Jurisdiction: Santa Clarita Valley
Stevenson Ranch Parkway

iii. Expected Environmental Assessment Determination: Mitigated Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street, curb, gutter, sidewalk, st. trees, st. lights, landscaping, utility undergrounding
-Internal Site Improvements:	-dedication of streets, alleys, and infrastructure, full street, curbs, gutters, driveways, st. trees, st. lights, full infrastructure, utility undergrounding, traffic signs, striping of roadways, pedestrian access ramps, fire hydrants
-Common Amenities / Open Space:	-no common amenities; Quimby fees or dedicated land; 70% open space in hillside management areas
-Affordable Housing Dedication:	-none required
-Project Management Requirements:	-Conditions of Approval; Homeowners' Association where common space exists; participation in Landscape, Lighting & Maintenance District
-Typical Reporting:	-geotechnical, hydrology, ecologic and biological reporting; traffic if > 50 units

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	91.60
Private Garage Valuation Price per Sq. Ft.	32.60
Total Valuation per Unit	242,040
Total Valuation per 25 Unit Subdivision Model	6,051,000

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	deposit ¹		3,000
General Plan Amendment Surcharge	flat		600
Zone Change Application Fee	flat		400
Planned Unit Development Fee (CUP)	flat		3,890
CUP Surcharge	flat		50
Tentative Map Fee	11,402 flat + 86/lot		13,552
Tentative Map Surcharge	flat		30
Final Map Fee	flat		1,690
Site Plan Review Fee	flat		502
Certificate of Compliance Fee	flat		703
Oak Tree Permit Fee ²	flat		475
Negative Declaration Fee	flat		731
Subtotal Planning Fees			25,623

vii. Plan Check, Permit & Inspection Fees:	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1709.07	42,727
Building Plan Check Fee (Model)	85% of Bldg Permit Fee (3 @ 1452.70/model)		4,358
Building Plan Check Fee (Production)	70% of Model Bldg Permit Fee (22 @ 1016.89/unit)		22,372
Building Permit Issuance Fee	19.30/permit	19.30	483
Landscape Plan Check Fee	schedule based on area to be landscaped (37,500 sf)		527
Landscape Permit Fee	schedule based on area to be landscaped (37,500 sf)		483
Grading Plan Check Fee	schedule based on CY		1,317

Grading Plan Check Surcharge	flat		120
Grading Permit Fee	schedule based on CY		1,105
Grading Permit Issuance Fee	flat		19
Grading Permit Surcharge	flat		65
New Address Fee	flat per unit	38	950
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	24.20	605
Recording Fee	1st sheet @ 10/sheet + 29 @ 3/add'l sheet		97
Electrical Permit Fee	2500 @ 0.08/sf	200	5,000
Plumbing Permit Fee	per fixture count	216.20	5,405
Mechanical Permit Fee	per fixture count	45.50	1,138
Electrical Plan Check Fee	40% of Electrical Permit Fee @ 80/unit		2,000
Plumbing Plan Check Fee	50% of Plumbing Permit Fee @ 108.10/unit		2,703
Mechanical Plan Check Fee	40% of Electrical Permit Fee @ 18.20/unit		455
Electrical Permit Issuance Fee	19.30/permit	19.30	483
Plumbing Permit Issuance Fee	19.30/permit	19.30	483
Mechanical Permit Issuance Fee	19.30/permit	19.30	483
Subdivision Monument Inspection	3 @ 150/monument		450
Verification of Conditions on Final Map	flat		150
County - Hydrology Study	flat		1,600
County - Soils/Geological Report	flat		387
County - Improvement Security Processing Fee	4 @ 200/type of improvement		800
County - Water Improvement Plan Check Fee	based on linear feet of water improvement (445 LF)		750
County - Storm Drain Improve. Plan Check Fee	based on drainage improvement val'n (24,375)		2,719
County - Storm Drain Improve. Inspection Fee	based on drainage improvement val'n (24,375)		3,057
County - Storm Drain Improve. Surcharge	flat		100
County - Street Improvement Plan Check Fee	based on street improvement val'n (97,500)		3,778
County - Street Improvement Surcharge	flat		160
County - Sewer Improvement Plan Check Fee	based on sewer improvement val'n (26,700)		1,348
County - Sewer Improvement Surcharge	flat		150
County - Sewer Permit Issuance Fee	19.30/permit	19.30	483
County - Sewer Lateral Permit Fee	32.60/lateral	32.60	815
Subtotal Plan Check, Permit & Inspection Fees			75,131

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Edison - Electrical Connection Fee	flat per unit	10	10
So Cal Gas - Gas Connection Fee	flat per unit	25	25
County - Lighting Dist. 1687 Fees	flat per unit	5	125
County - Quimby Fee	based on Quimby calc'n ³	2,407	2,407
County - Bridge & Major Thoroughfare Fee	flat per unit	2,000	50,000
County - Library Fees	flat per unit	584	14,600
Castaic Water Agency - Water Impact Fee	based on per acre foot of demand @ 7,566/unit		189,150
LA County Sanit'n Dist. 26 - Sewer Impact Fee	flat per unit	2,330	58,250
New Hall USD - School Impact Fee	1.89/sf	4,725	118,125
William S. Hart UHSD - School Mitigat'n Fees ⁴	flat per unit	7167.67	179,192
Subtotal Infrastructure, Impact & District Fees			611,884

ix. Totals

Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)	272,276
Total Fees per Unit (total from above / 25 units)	10,891

C. SINGLE-FAMILY INFILL UNIT MODEL

i. Project Typical for Jurisdiction?

Yes

ii. Expected Location of New Infill Unit in this Jurisdiction:

West Athens - Westmont Area, LA Area
1351 W. 92nd Street

iii. Expected Environmental Assessment Determination:

Categorical Exemption

iv. Typical Jurisdictional Requirements for this Model:

-Site Improvements	-match current neighborhood infrastructure standards; street lights, fire hydrant, upgrade water pressure where necessary
-Typical Reporting:	-geotechnical, hydrology, ecologic and biological reporting

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	79.20
Private Garage Valuation Price per Sq. Ft.	28.70
Total Valuation per Model	209,480

vi. Planning Fees:

Type / Fee Calculation	Per Unit	Fee Amount
Site Plan Review Fee	flat	502
Subtotal Planning Fees		502

vii. Plan Check, Permit & Inspection Fees:

Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1,542
Building Plan Check Fee	85% of Bldg Permit Fee @ 1310.77/unit)	1,311
Building Permit Issuance Fee	19.30/permit	19
Grading Plan Check Fee	schedule based on CY	867
Grading Plan Check Surcharge	flat	120
Grading Permit Fee	schedule based on CY	725
Grading Permit Issuance Fee	flat	19
Grading Permit Surcharge	flat	65
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	21
Recording Fee	1st sheet @ 10/sheet + 14 @ 3/add'l sheet	52
Electrical Permit Fee	2500 @ 0.08/sf	200
Plumbing Permit Fee	per fixture count	216
Mechanical Permit Fee	per fixture count	46
Electrical Plan Check Fee	40% of Electrical Permit Fee @ 80/unit	80
Plumbing Plan Check Fee	50% of Plumbing Permit Fee @ 108.10/unit	108
Mechanical Plan Check Fee	40% of Electrical Permit Fee @ 18.20/unit	18
Electrical Permit Issuance Fee	19.30/permit	19
Plumbing Permit Issuance Fee	19.30/permit	19
Mechanical Permit Issuance Fee	19.30/permit	19
Subtotal Plan Check, Permit & Inspection Fees		5,466

viii. Infrastructure, Impact & District Fees

Type / Fee Calculation	Per Unit	Fee Amount
Edison - Electrical Connection Fee	flat per unit	10
So Cal Gas - Gas Connection Fee	flat per unit	25
County - Lighting Dist. 1687 Fees	flat per unit	5

County - Quimby Fee	based on Quimby calc'n ⁵	2,407	2,407
County - Bridge & Major Thoroughfare Fee	flat per unit	2,000	2,000
County - Library Fees	flat per unit	584	584
LA County Sanit'n Dist. 5 - Sewer Impact Fee	flat per unit	1,410	1,410
LA USD - School Impact Fees	1.93/sf	4,825	4,825
Subtotal Infrastructure, Impact & District Fees			11,266

ix. Totals

Total Fees for Single-Family Infill Unit Model (total of subtotals above)	17,234
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D. 45 UNIT MULTI-FAMILY MODEL

i. Project Typical for Jurisdiction? Yes

ii. Expected Location of 45 Unit Multi-Family Development in this Jurisdiction: South Whittier Area
Valley View @ Leffingwell

iii. Expected Environmental Assessment Determination: Mitigated Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street, curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility undergrounding
-Internal Site Improvements:	-no dedication of streets req'd; infrastructure dedication, full street, curbs, gutters, driveways, st. trees, st. lights, full infrastructure, utility undergrounding, traffic signs, striping of roadways, pedestrian access ramps, fire hydrants
-Common Amenities / Open Space:	-no common amenities
-Affordable Housing Dedication:	-none required
-Project Management Requirements:	-Conditions of Approval; On-site Manager req'd depending on the project
-Typical Reporting:	-geotechnical, hydrology, ecologic and biological reporting; traffic if > 50 units

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	54.60
Private Garage Valuation Price per Sq. Ft.	33.30
Total Valuation per Unit	61,260
Total Valuation per 45 Unit Subdivision Model	2,756,700

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	deposit ¹		3,000
General Plan Amendment Surcharge	flat		600
Zone Change Application Fee	flat		400
Planned Unit Development Fee (CUP)	flat		3,890
CUP Surcharge	flat		50
Site Plan Review Fee	flat		502
Certificate of Compliance Fee	flat		703
Negative Declaration Fee	flat		731
Subtotal Planning Fees			9,876

vii. Plan Check, Permit & Inspection Fees:	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	320.67	14,430
Building Plan Check Fee	85% of Bldg Permit Fee @ 272.57/unit		12,265
Building Permit Issuance Fee	6 @ 19.30/building		116
Landscape Plan Check Fee	schedule based on area to be landscaped (51,980 sf)		790
Landscape Permit Fee	schedule based on area to be landscaped (51,980 sf)		724
Grading Plan Check Fee	schedule based on CY		1,204
Grading Plan Check Surcharge	flat		120
Grading Permit Fee	schedule based on CY		1,010
Grading Permit Issuance Fee	flat		19
Grading Permit Surcharge	flat		65
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	6.13	276
Recording Fee	1st sheet @ 10/sheet + 29 @ 3/add'l sheet		97
Electrical Permit Fee	1000 @ 0.06/sf	60	2,700
Plumbing Permit Fee	per fixture count	193.60	8,712
Mechanical Permit Fee	per fixture count	45.50	2,048
Electrical Plan Check Fee	40% of Electrical Permit Fee @ 24/unit		1,080
Plumbing Plan Check Fee	50% of Plumbing Permit Fee @ 96.80/unit		4,356
Mechanical Plan Check Fee	40% of Electrical Permit Fee @ 18.20/unit		819
Electrical Permit Issuance Fee	19.30/permit	19.30	869
Plumbing Permit Issuance Fee	19.30/permit	19.30	869
Mechanical Permit Issuance Fee	19.30/permit	19.30	869
County - Hydrology Study	flat		1,600
County - Soils/Geological Report	flat		387
County - Improvement Security Processing Fee	4 @ 200/type of improvement		800
County - Water Improvement Plan Check Fee	based on linear feet of water improvement (500 LF)		750
County - Storm Drain Improve. Plan Check Fee	based on drainage improvement val'n (29,900)		2,995
County - Storm Drain Improve. Inspection Fee	based on drainage improvement val'n (29,900)		3,748
County - Storm Drain Improve. Surcharge	flat		100
County - Street Improvement Plan Check Fee	based on street improvement val'n (109,500)		4,050
County - Street Improvement Surcharge	flat		160
County - Sewer Improvement Plan Check Fee	based on sewer improvement val'n (30,000)		1,480
County - Sewer Improvement Surcharge	flat		150
County - Sewer Permit Issuance Fee	19.30/permit	19.30	869
County - Sewer Lateral Permit Fee	32.60/lateral	32.60	1,467
Subtotal Plan Check, Permit & Inspection Fees			71,994

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Edison - Electrical Connection Fee	flat per unit	10	450
So Cal Gas - Gas Connection Fee	flat per unit	25	1,125
County - Lighting Dist. 1687 Fees	flat per project		20
County - Quimby Fee	based on Quimby calc'n ⁶	1,651	74,297
County - Bridge & Major Thoroughfare Fee	flat per unit	2,000	90,000
County - Library Fees	flat per unit	584	26,280
LA County Sanit'n Dist. - Sewer Impact Fee	flat per unit	834	37,530
So. Whittier USD - School Impact Fees	1.84/sf	1,840	82,800
Subtotal Infrastructure, Impact & District Fees			312,502

ix. Totals

Total Fees for 45 Unit Multi-Family Model (total of subtotals above)	394,372
Total Fees per Unit (total from above / 45 units)	8,764

Notes: ¹ Deposit represents typical actual cost.

² Only required if development will affect the status of existing oak trees.

³ Based on a land valuation of \$200,001 per acre, 3.29 persons per dwelling, and 35 acres per 10,000 persons.

⁴ Currently, the district is applying for state funds. If the district receives the state funding, then the developers will receive a reimbursement. Developers have the choice to waive their right to a reimbursement. If they does so, the fee per unit would be reduced to \$6655.69 per unit.

⁵ Based on a land valuation of \$209,000 per acre, 3.29 persons per dwelling, and 35 acres per 10,000 persons.

⁶ Based on a land valuation of \$161,000 per acre, 2.93 persons per dwelling, and 35 acres per 10,000 persons.